

A DECLARATORY RESOLUTION designating an "Economic Revitalization Area" under I.C. 6-1.1-12.1 for property commonly known as 3525 Independence Drive, Centennial Industrial Park, Fort Wayne, Indiana 46808 (Issac Tire, Inc.).

WHEREAS, Petitioner has duly filed its petition dated May 9th, 1990, to have the following described property designated and declared an "Economic Revitalization Area" under Division 6, Article II, Chapter 2 of the Municipal Code of the City of Fort Wayne, Indiana, of 1974, as amended, and I.C. 6-1.1-12.1, to wit:

The North 1.91 acres of Lot 55 in Centennial Industrial Park

said property more commonly known as 3525 Independence Drive,

WHEREAS, said project will create 10 additional permanent jobs for a total additional annual payroll of \$208,000.00, with the average new annual job salary being \$19,000.00; and

WHEREAS, the total estimated project cost is \$550,000.00; and

WHEREAS, it appears that said petition should be processed to final determination in accordance with the provisions of said Division 6.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF FORT WAYNE, INDIANA:

SECTION 1. That, subject to the requirements of Section 6, below, the property hereinabove described is hereby designated and declared an "Economic Revitalization Area" under I.C. 6-1.1-12.1. Said designation shall begin upon the effective date of the Confirming Resolution referred to in Section 6 of this Resolution and shall continue for one (1) year thereafter. Said designation shall terminate at the end of that one-year period.



1                   SECTION 2. That upon adoption of the Resolution:

2           (a) Said Resolution shall be filed with the Allen County  
3           Assessor;

4           (b) Said Resolution shall be referred to the Committee on  
5 Finance and shall also be referred to the Department of Economic  
6 Development Requesting a recommendation from said department  
7 concerning the advisability of designating the above designated  
8 area an "Economic Revitalization Area";

9           (c) Common Council shall publish notice in accordance  
10 with I.C. 6-1.1-12.1-2.5 and I.C. 5-3-1 of the  
11 adoption and substance of this Resolution and  
12 setting this designation as an "Economic  
13 Revitalization Area" for public hearing;

14           (d) If this Resolution involves an area that has  
15 already been designated an allocation area under  
16 I.C. 36-7-14-39, then the Resolution shall be  
17 referred to the Fort Wayne Redevelopment Commission  
18 and said designation as an "Economic Revitalization  
19 Area" shall not be finally approved unless said  
20 Commission adopts a resolution approving the  
21 petition.

22           SECTION 3. That, said designation of the hereinabove  
23 described property as an "Economic Revitalization Area" shall  
24 apply to a deduction of the assessed value of real estate.

25           SECTION 4. That the estimate of the number of  
26 individuals that will be employed or whose employment will be  
27 retained and the estimate of the annual salaries of those  
28 individuals and the estimate of the value of the redevelopment.

29           SECTION 5. The current year approximate tax rates for  
30 taxing units within the City would be:

31           (a) If the proposed development does not occur, the  
32 approximate current year tax rates for this site  
would be \$9.1500/\$100.



1 (b) If the proposed development does occur and no  
2 deduction is granted, the approximate current year  
3 tax rate for the site would be \$9.1500/\$100 (the  
4 change would be negligible).

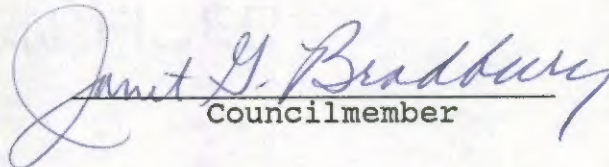
5 (c) If the proposed development occurs, and a deduction  
6 percentage of fifty percent (50%) is assumed, the  
7 approximate current year tax rate for the site  
8 would be \$9.1500/\$100 (the change would be  
9 negligible).

10 SECTION 6. That this Resolution shall be subject to  
11 being confirmed, modified and confirmed or rescinded after public  
12 hearing and receipt by Common Council of the above described  
13 recommendations and resolution, if applicable.

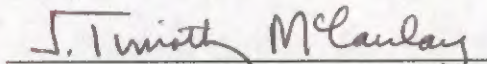
14 SECTION 7. Pursuant to I.C. 6-1.1-12.1, it is hereby  
15 determined that the deduction from the assessed value of the real  
16 property shall be for a period of 10 years.

17 SECTION 8. The benefits described in the Petitioner's  
18 statement of benefits can be reasonably expected to result from  
19 the project and are sufficient to justify the applicable  
20 deductions.

21 SECTION 9. That this Resolution shall be in full force  
22 and effect from and after its passage and any and all necessary  
23 approval by the Mayor.

24  
25   
26 Councilmember

27 APPROVED AS TO FORM  
28 AND LEGALITY

29  
30   
31 J. Timothy McCaulay, City Attorney  
32



Read the first time in full and on motion by \_\_\_\_\_,  
seconded by \_\_\_\_\_, and duly adopted, read the second time by  
title and referred to the Committee on \_\_\_\_\_ (and the  
City Plan Commission for recommendation) and Public Hearing to be held after  
due legal notice, at the Council Conference Room 128, City-County Building,  
Fort Wayne, Indiana, on \_\_\_\_\_, the \_\_\_\_\_, day  
of \_\_\_\_\_, 19\_\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., E.S.T.

DATED: \_\_\_\_\_

SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Henry,  
seconded by Edmonds, and duly adopted, placed on its  
passage. PASSED ~~LOST~~ by the following vote:

	AYES	NAYS	ABSTAINED	ABSENT
TOTAL VOTES	<u>7</u>	_____	_____	<u>2</u>
BRADBURY	<u>✓</u>	_____	_____	_____
BURNS	<u>✓</u>	_____	_____	_____
EDMONDS	<u>✓</u>	_____	_____	_____
GIAQUINTA	<u>✓</u>	_____	_____	_____
HENRY	<u>✓</u>	_____	_____	_____
LONG	<u>✓</u>	_____	_____	_____
REDD	<u>✓</u>	_____	_____	_____
SCHMIDT	_____	_____	_____	<u>✓</u>
TALARICO	_____	_____	_____	<u>✓</u>

DATED: 5-22-90

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne,  
Indiana, as (ANNEXATION) \_\_\_\_\_ (APPROPRIATION) \_\_\_\_\_ (GENERAL) \_\_\_\_\_  
(SPECIAL) \_\_\_\_\_ (ZONING MAP) \_\_\_\_\_ ORDINANCE RESOLUTION NO. 09-32-90  
on the 22nd day of May, 1990,

Sandra E. Kennedy ATTEST  
SANDRA E. KENNEDY, CITY CLERK

SEAL  
Charles S. Reed  
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on  
the 23rd day of May, 1990,  
at the hour of 11:00 o'clock PM M., E.S.T.

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 24th day of May,  
1990, at the hour of 4:30 o'clock PM M., E.S.T.

PAUL HELMKE  
PAUL HELMKE, MAYOR



# IMPACT ON THE CURRENT YEAR TAX RATE FOR THE TAXING DISTRICT INDICATED ABOVE

Tax Rates Determined Using The Following Assumptions

Total Tax Rates

1. Current total tax rate.	\$ 8.8601
2. Approximate tax rate if project occurs and no deduction is granted.	\$ 8.8601
3. Approximate tax rate if project occurs and a deduction is assumed.	\$ 8.8601

Assume an 80% deduction on new machinery installed and / or a 50% deduction assumed on real estate improvements.

We have reviewed our prior actions relating to the designation of this economic revitalization area and find that the applicant meets the general standards adopted in the resolution previously approved by this body. Said resolution, passed under IC 8-1.1-12.1-2.5, provides for the following limitations as authorized under IC 8-1.1-12.1-2:

A) The Designated area has been limited to a period of time not to exceed \_\_\_\_\_ calendar years. (See Below)

B) The type of deduction that is allowed in the designated area is limited to:

1) Redevelopment or rehabilitation of real estate improvements.

☒ Yes ☐ No

2) Installation of new manufacturing equipment

☐ Yes ☐ No

3) No limitations on type of deduction (check if no limitations)

☐ No

C) The amount of deduction applicable for new manufacturing equipment installed and first claimed eligible for deduction after July 1, 1987, is limited to \$ \_\_\_\_\_ cost with an \$ \_\_\_\_\_ assessed value.

Also we have reviewed the information contained in the statement of benefits including the impact on the tax rate incorporated herein, and have determined that the benefits described above can be reasonably expected to result from the project and are sufficient to justify the applicable deduction.

Approved: Signature of Authorized Member and Title

Date of Signature

Tested By:

Designated Body

\* If a commission council town board or county council limits the time period during which an area is an economic revitalization area, it does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years designated under I.C. 8-1.1-12.1-4 or 4.5 Namely:

## NEW MANUFACTURING EQUIPMENT

## REDEVELOPMENT OR REHABILITATION OF REAL PROPERTY IMPROVEMENT

For Deductions Allowed Over A Period Of:

Year of Deduction	Percentage	Year of Deduction	Three (3) Year Percentage	Six (6) Year Percentage	Ten (10) Year Percentage
1st	100%	1st	100%	100%	100%
2nd	95%	2nd	88%	85%	95%
3rd	80%	3rd	33%	88%	80%
4th	65%	4th		50%	85%
5th	50%	5th		34%	50%
6th and thereafter	0%	6th		17%	40%
		7th			30%
		8th			20%
		9th			10%
		10th			5%





## MEMORANDUM

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TO: City Council Members

FROM: Rod McPherson, Business Development Specialist *RM*

DATE: May 15, 1990

RE: Tax Abatement Application by Issac Tire, Inc.

### Background:

Issac Tire has been in Fort Wayne for about a year. Issac Tire Inc. is a Bryan, Ohio company which expanded to Fort Wayne with the aid of the Fort Wayne Chamber of Commerce. Issac Tire received tax abatement in 1989 for a total involvement of \$600,000 in real estate improvement and as a result of that project 25 new jobs were created with an average annual salary of \$18,000. Issac Tire is expanding at a rapid rate and more manufacturing space is needed to keep up with the demand. Issac Tire is seeking tax abatement on the construction of a new 20,000 square foot manufacturing facility.

### Review of Alternatives:

Approval of this project will assist with the continued development of Centennial Industrial Park and will allow for the creation of 10 new jobs.

### Recommendations:

The staff of the Department of Economic Development recommends Issac Tire be granted tax abatement for 10 years on improvements to real estate.

SUMMARY SHEET & ECONOMIC DEVELOPMENT RECOMMENDATION  
FOR  
"ECONOMIC REVITALIZATION AREA"  
IN  
CITY OF FORT WAYNE, INDIANA

Name of Applicant: Issac Tire, Inc.  
 Site Location: 3525 Independence Drive  
Fort Wayne, Indiana 46808  
 Councilmanic District: 3rd Existing Zoning: M-2  
 Nature of Business: Warehousing, manufacturing, and reconditioning tires.

Project is located in the following:

	<u>Yes</u>	<u>No</u>
Designated Downtown Area	<u>          </u>	<u>X</u>
Urban Enterprise Zone	<u>          </u>	<u>X</u>
Redevelopment Area	<u>X</u>	<u>          </u>
Platted Industrial Park	<u>X</u>	<u>          </u>
Flood Plain	<u>          </u>	<u>X</u>

Description of Project:

The project will consist of the construction of a 19,000 square foot addition of manufacturing space.

Type of Tax Abatement: Real Property X Manufacturing Equipment             
 Estimated Project Cost: \$ 550,000.00 Permanent Jobs Created: 10

\*\*\*\*\*

STAFF RECOMMENDATION

As stated per the established policy of the Department of Economic Development, the following recommendations are hereby made:

1. Designation as an "Economic Revitalization Area" should be granted. Yes X No
2. Designation should be limited to a term of 1 year(s).
3. The period of deduction should be limited to 10 year(s).

COMMENTS:

Staff Rod McPherson  
 Date 5-15-98

Director                                     
 Date



AN APPLICATION TO  
THE CITY OF FORT WAYNE, INDIANA  
FOR DESIGNATION OF PROPERTY AS AN  
"ECONOMIC REVITALIZATION AREA"  
AND STATEMENT OF BENEFITS

ECONOMIC  
DEVELOPMENT  
MAY 09 1990 P.14



APPLICATION FOR THE FOLLOWING TYPE OF PROPERTY:

XX Real Estate Improvements  
       Personal Property (New Manufacturing Equipment)  
       Both Real Estate Improvements & Personal Property

\*\*\*\*\*  
A. GENERAL INFORMATION

Applicant's Name: Isaac Tire, Inc.

Address of Applicant's Principal Place of Business:

418 North Lynn Street  
P.O. Box 389  
Bryan, Ohio 43506

Phone Number of Applicant: (419) 636-1101

Street Address of Property Seeking Designation:

3525 Independence Drive  
Fort Wayne, Indiana

S.I.C. Code of Principal User of Property: \_\_\_\_\_

B. PROJECT SUMMARY INFORMATION

	<u>YES</u>	<u>NO</u>
Is the project site solely within the city limits of the City of Fort Wayne?	<u>X</u>	<u>      </u>
Is the project site within the flood plain?	<u>      </u>	<u>X</u>
Is the project site within the rivergreenway area?	<u>      </u>	<u>X</u>
Is the project site within a Redevelopment Area?	<u>      </u>	<u>X</u>
Is the project site within a platted industrial park?	<u>X</u>	<u>      </u>
Is the project site within the designated downtown area?	<u>      </u>	<u>X</u>
Is the project site within the Urban Enterprise Zone?	<u>      </u>	<u>X</u>
Will the project have ready access to City Water and Sewer?	<u>X</u>	<u>      </u>



If not, will this project require public improvements?        X

       sewer lines  
       water lines  
       road improvements

Does your company plan to request State or local assistance to finance these public improvements?        X

Is any adverse environmental impact anticipated by reason of operation of the proposed project?        X

C. ZONING INFORMATION

What is the existing zoning classification on the project site?       

What zoning classification does the project require?        M-2  
       M-2

What is the nature of the business to be conducted at the project site?

Reconditioning tires.

D. REAL ESTATE ABATEMENT

Complete this section of the application only if requesting a deduction from assessed value for real estate improvements.

What structure(s) (if any) are currently on the property?

One story masonry and steel industrial building consisting of 20,000 square feet.

What is the condition of structure(s) listed above?        New

Current assessed value of Real Estate:

Land	<u>      </u> \$3,200 <u>      </u>
Improvements	<u>      </u> \$7,500 <u>      </u>
Total	<u>      </u> \$10,700 <u>      </u>

What was the amount of Total Property Taxes owed during the immediate past year?        \$967.00        for year 1988.



Give a brief description of the proposed improvements to be made to the real estate.

Construct warehouse addition of 19,000 square feet to assist additional manufacturing.

Cost of improvements: \$ 550,000.00

Development time frame:

When will physical aspects of improvements begin? immediately

When is completion expected? 90 days

What is the anticipated first year tax savings attributable to real estate improvement?

1. Projected Cost of Real Estate Improvements \$ 550,000.00

2. One-third (1/3) of Projected Costs \$ 183,000.00

3. Tax Rate in project township \$

4. Anticipated First Year Tax Savings With Abatement (Line 3 multiplied by Line 2 divided by 100) \$

5. Explain how your company plans to use these tax savings.

Reinvest in current operations.

#### E. PERSONAL PROPERTY ABATEMENT

Complete this section of the application only if requesting a deduction from assessed value for installation of new manufacturing equipment.

Current assessed value of personal property: -0-

What was the amount of Personal Property Taxes owed during the immediate past year? -0- for year 19 89.



How many permanent jobs will be created as a result of this project? 10

Anticipated time frame for reaching employment level stated above.  
on completion of warehouse.

Current annual payroll: \$ 520,000.00

New additional annual payroll: \$ 208,000.00

What is the nature of the jobs to be created?

Manufacturing Employees, Shippers and Receivers.

Please provide the annual salary range for the jobs being created.

Minimum 18,000

Median 19,000

Maximum 20,800

Please check if these newly-created jobs provide any of the listed benefits.

<u>X</u>	Pension Plan
<u>      </u>	Tuition Reimbursement
<u>X</u>	Major Medical Plan
<u>X</u>	Life Insurance
<u>X</u>	Disability Insurance

List any benefits not mentioned above.

Will your company be registering the new jobs created from this project with any of the employment and training agencies listed below?

<u>X</u>	JobWorks
<u>      </u>	Urban League
<u>      </u>	Benito Juarez Center
<u>      </u>	Township of Wayne
<u>      </u>	Catholic Charities of Fort Wayne - South Bend Diocese
<u>      </u>	Community Action of Northeast Indiana, Inc.
<u>      </u>	State of Indiana, Department of Public Welfare
<u>      </u>	Fort Wayne Rescue Mission
<u>      </u>	Lutheran Social Services, Inc.
<u>      </u>	Fort Wayne Urban League, Inc.
<u>      </u>	Fort Wayne Women's Bureau
<u>      </u>	State of Indiana, Employment Security Division
<u>      </u>	State of Indiana, Vocational Rehabilitation Services
<u>      </u>	Anthony Wayne Services
<u>      </u>	Indiana Department of Commerce
<u>      </u>	Indiana Institute of Technology
<u>      </u>	Indiana Purdue University at Fort Wayne
<u>      </u>	Ivy Tech



Undesirability of Normal Development:

What evidence can be provided that the property on which the project is located "has become undesirable for, or impossible of, normal development and occupancy because of lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development or property or use of property"?

Area targeted for development

In what Township is the project site located? Washington Township

In what Taxing District is the project site located? Washington  
Township

G. CONTACT PERSON

Name and address of contact person for further information if required:

Mr. Max E. Day

Isaac Tire, Inc. 418 North Lynn Street Bryan, Ohio 43506

Phone number of contact person: (419) 636-1101

I hereby certify that the information and representation on this application and attached exhibits are true and complete. Further, it is hereby certified that no building permit has been issued for construction of improvements, nor has any manufacturing equipment been purchased, either of which is included and/or described herein, as of the date of filing of this application.

Isaac Tire, Inc.

Max E. Day V.P.  
Signature of Applicant

5-8-90  
Date





# STATEMENT OF BENEFITS

State Form 27157 (7-87)

Form SB-1 is prescribed by the State Board of Tax Commissioners (1987)

Confidential Statement: The records in this series are CONFIDENTIAL according to Indiana Code 6-1.1-35-9.

INSTRUCTIONS: (I.C. 6-1.1-12.1) THIS PAGE TO BE COMPLETED BY APPLICANT

1. This statement must be submitted to the body designating the economic revitalization area BEFORE a person acquires new manufacturing equipment or begins the redevelopment or rehabilitation of real property for which the person wishes to claim a deduction. Effective July 1, 1987.
2. If a person is requesting the designation of an economic revitalization area, this form must be submitted at the same time the request is submitted.
3. Approval of the designating body (City Council, Town Board, County Council, etc.) must be obtained before a deduction may be approved.
4. To obtain a deduction Form 322 ERA, Real Estate Improvements and / or Form 322 ERA / PP, New Machinery, must be filed with the county auditor. With respect to real property, Form 322 ERA must be filed by the later of (1) May 10 or (2) thirty (30) days after a notice of increase in real property assessment is received from the township assessor. Form 322 ERA / PP must be filed between March 1 and May 15 of the assessment year in which new manufacturing equipment is installed, unless a filing extension has been obtained. A person who obtains a filing extension must file the form between March 1 and June 14 of that year.

STATE BOARD OF TAX COMMISSIONERS

RECEIVED  
MAY 09 1990  
ECONOMIC  
DEVELOPMENT

Name of Designating Body City Council of Fort Wayne	County Allen
Name of Taxpayer Isaac Tire, Inc.	
Address of Taxpayer (Street, city, county) 3525 Independence Drive Centennial Industrial Park Fort Wayne, Indiana	ZIP Code 46808

## SECTION I LOCATION, COST AND DESCRIPTION OF PROPOSED PROJECT

Location of property if different from above 3525 Independence Drive Centennial Park Fort Wayne, Indiana	Taxing District Washington Township	
Cost and description of real property improvements and / or new manufacturing equipment to be acquired: Building Improvements - Approx. Cost - 550,000.00		
(Attach additional sheets if needed)	Estimated Starting Date June 1	Estimate Completion Date Sept. 1

## SECTION II ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT

Current Number	Salaries	Number Retained	Salaries	Number Additional	Salaries
				10	208,000.00

## SECTION III ESTIMATE TOTAL COST AND VALUE OF PROPOSED PROJECT

	REAL ESTATE IMPROVEMENTS		MACHINERY	
	COST	ASSESSED VALUE	COST	ASSESSED VALUE
Current Values	100,000.00		600,000.00	
Plus estimated values of proposed project	550,000.00			
Less: Values of any property being replaced				
Net estimated values upon completion of project	650,000.00		600,000.00	

## SECTION IV OTHER INFORMATION REQUIRED BY THE DESIGNATING BODY

I hereby certify that the representations on this statement are true.		Signatures of Authorized Representative	
Title Mayor C. Gary V.P.	Date of Signature 5-8-90	Telephone Number 419-636-1101	



DIGEST SHEETTITLE OF ORDINANCE DECLARATORY RESOLUTION

R-90-05-04

DEPARTMENT REQUESTING ORDINANCE Economic Development

SYNOPSIS OF ORDINANCE An application by Issac Tire, Inc. for an Declaratory Resolution  
with respect to real estate improvements. The project will consist of the construction  
of 19,000 square feet of additional manufacturing space.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

EFFECT OF PASSAGE Will assist with the continued development of Centennial  
Industrial Park and will allow for the creation of 10 new jobs.

EFFECT OF NON-PASSAGE Opposite of above.

\_\_\_\_\_

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) \_\_\_\_\_

\_\_\_\_\_

ASSIGNED TO COMMITTEE (PRESIDENT) Tom Henry



BILL NO. R-90-05-04

REPORT OF THE COMMITTEE ON FINANCE

THOMAS C. HENRY, CHAIRMAN  
DONALD J. SCHMIDT, VICE CHAIRMAN  
BRADBURY, BURNS, GiaQUINTA

WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS

REFERRED AN (~~ORDINANCE~~) (RESOLUTION) designating an  
"Economic Revitalization Area" under I.C. 6-1.1-12.1 for property  
commonly known as 3525 Independence Drive, Centennial Industrial  
Park, Fort Wayne, Indiana 46808 (Issac Tire, Inc.)

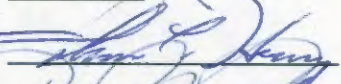
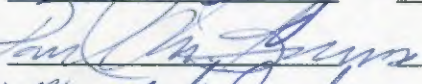
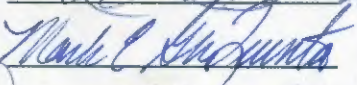
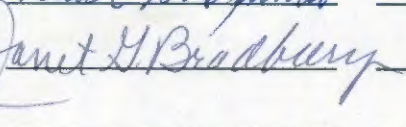
HAVE HAD SAID (~~ORDINANCE~~) (RESOLUTION) UNDER CONSIDERATION  
AND BEG LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID  
(~~ORDINANCE~~) (RESOLUTION)

DO PASS

DO NOT PASS

ABSTAIN

NO REC

DATED: 5-22-90

Sandra E. Kennedy  
City Clerk